



DEVELOPMENT SERVICES DEPARTMENT

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To: Mayor and City Council
From: Jenah Thornborrow, Development Services Director
Subject: Specific Area Plan, SAPFY2023-0001 Ordinance and Development Agreement
Date: For May 13, 2024, Meeting

REQUESTED ACTION

The requested actions are approval of [Ordinance 1043-24](#), the ordinance that establishes the zoning regulations for the SAPD-01 Residences at River Club SAP zoning district, [Ordinance 1044-24](#) that rezones property to SAPD-01, and the [Development Agreement \(DA\)](#) required of [SAPFY2023-0001](#).

BACKGROUND

The public hearings for these matters occurred during the hearings for file application SAPFY2023-0001, the Residences at River Club SAP. The approval of SAPFY2023-0001, the Residences at River Club SAP, approved a zoning ordinance that is subject to condition 11 of the City Council's [decision](#). The parameters of the approved project also include the approval of the rezoning of the subject property to the new zoning district established and requires a Development Agreement, subject to condition 10 of the decision document which adopts a Master Plan subject to condition 9 of the decision document.

REVIEW

[Ordinance 1043-24](#)

Ordinance 1043-24 is an ordinance that creates a zoning district named SAPD-01 the Residences at River Club, and also adopts zoning regulations for that zoning district. The linked and attached draft ordinance, Ordinance 1043-24, is the ordinance that the City Council approved during the review of file SAPFY2023-0001, subject to conditions. The linked draft ordinance includes the required changes as conditioned by condition 11 of the City Council's decision of SAPFY2023-0001. The changes to the draft ordinance also incorporate clarifying and typographical changes as permitted by condition of approval 11(a). There are no material changes other than those that are conditions of approval within the City Council's decision of SAPFY2023-0001. The applicant has provided the linked [list of the changes](#), which identifies the decision conditions, the responding amendments, and where those amendments are located in the draft ordinance.

[Ordinance 1044-24](#)

Ordinance 1044-24 will rezone a portion of the property located at 6515 W. State Street as identified in SAPFY2023-0001 to SAPD-01/DA, the zoning district adopted by Ordinance 1043-24 with a Development Agreement.

[Development Agreement](#)

The Development Agreement includes the required conceptual Master Plan. The applicant intends that there are requirements of the Master Plan, identified in the decision document condition of approval 9 that will be perfected as the sub-districts are further reviewed through the required subsequent design review processes. Following this, the DA indicates that the Master Plan is subject to refinement through the subsequent Design Review applications. To guide the future Design Review processes, the DA includes the signed decision document.

There are requirements of the DA that are conditioned by condition 10 of the decision document, including, but not limited to, the review of water services or the granting of easements that have not been completed yet. These will be completed in conjunction with the development as it progresses. However, as the DA includes the decision document, the DA complies with providing the provisions required by condition 10.

LINKS

[Record Documents SAPFY2023-0001](#)

[DRAFT Ordinance 1043-24](#)

[DRAFT Ordinance1044-24](#)

[DRAFT Development Agreement](#)